

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Visakhapatnam Urban Development Authority, Visakhapatnam – Change of land use from Residential use zone to Commercial use in Sy.No.185A/2 of Contonment Ward, Vizianagaram to an extent of 2271.21 Sq.Yds - Draft variation – Confirmed - Orders – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No. 598.

Dated: 08.10. 2009.

Read the following:-

1. G.O.Ms.No.345 M.A. & U.D. (H₂) Department, dated 30.06.2006.
 2. From the Vice-Chairman, Visakhapatnam Urban Development Authority, Letter Rc.No.1976/09/PIg/L2, dated.29.5.2009.
 3. Govt.Memo.No.8485/H2/2009, MA&UD Dept., Dated.20.08.2009.
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ORDER:-

The draft variation to the land use envisaged in the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 issued in the Government Memo 3rd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.394, Part-I, dt.25.08.2009. No objections and suggestions have been received from the public within the stipulated period. In the reference 2nd read above, the V.C.VUDA has reported that the applicant has paid an amount of Rs.2000/- towards processing fee and Rs.1,47,422/- towards conversion charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To
The Commissioner of Printing, Hyderabad.
The Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

Copy to:

The individual through V.C. Visakhapatnam Urban Development Authority, Visakhapatnam.
The Special Officer and Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District, Visakhapatnam.
The Private Secretary to M(MA&UD).
Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER

**APPENDIX
NOTIFICATION**

In exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban (Development) Areas Act, 1975 (Act-I of 1975) read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977, the Government hereby makes the following variation to the land use envisaged in the Revised Master Plan for Visakhapatnam Metropolitan Region-2021, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.394, Part-I, dt.25.08.2009 as required by sub-section (3) of the said section.

Contd...2.

VARIATION

The site falling in Sy.No.185A/2 of Contonment ward of Vizianagaram Town & Mandal, Vizianagaram District to an extent of 2271.21 Sq.Yards, (1898.82 Sq.Mtrs) the boundaries of which are given in the schedule below, which is presently earmarked for residential use in the Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345 M.A. & U.D. (H₂) Department, dated 30.06.2006, is designated as Commercial use as shown in the Master Plan Map No.03/09, which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the following conditions; namely:-**

1. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
3. that the change of land use shall not be used as the proof of any title of the land.
4. that the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
5. that the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. after approval of the change of land use the applicants have to apply to VUDA for necessary development permission duly paying the charges / fees to VUDA.
7. that the applicant shall take all steps to preserve and protect the environmentally sensitive areas.
8. that applicant has to handover the road widening area to Vizianagaram Municipality free of cost.
9. that the applicant has to maintain minimum buffer from railway boundary as required under railway manual.
10. any other conditions as may be imposed by Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North	:	Plot No – 12.
South	:	Plot No – 9.
East	:	Railway station road (proposed 100' Master Plan road)
West	:	Railway Land.

**Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER